



City of Carmel

MINUTES

Carmel Board of Zoning Appeals

Hearing Officer

Monday, June 28, 2010

5:30 pm

Caucus Rooms

Present: James Hawkins, Hearing Officer
Connie Tingley, Recording Secretary

Staff members in attendance: Christine Barton-Holmes, Planning Administrator

Legal Counsel: John Molitor

- Would consult with James Hawkins after meeting regarding Executive Session

Public Hearing:

1d. Pilgrim Lutheran Church

The applicant seeks the following development standards variance approvals:

Docket No. 10060010 V Section 21.02.07 Extension of Special Use Approval

The site is located at 3650 West 106th Street on 20.02 acres and is zoned S1/Single-Family Residential.

Filed by Jon Dobosiewicz of Nelson & Frankenberger on behalf of Pilgrim Lutheran Church of Indianapolis, Inc.

Present for Petitioner:

Jon Dobosiewicz and Jim Shinaver, Nelson & Frankenberger

Dan Montgomery, President and **Gerald Powell**, Building Committee Chairman, Pilgrim Lutheran Church

- Special Use and five-year Variance granted in 2002
 - Waited for State/INDOT to purchase current church property for Meridian Street and I-465 road improvements to have funds for new church
- New site indicated on map; 106th Street west of Shelborne Road
 - Adjacent to Carmel Fire Department and Latter Day Saints Church property
 - Greek Orthodox Church located on northeast corner 106th Street and Shelborne Road
- In 2008 received Administrative time extension until July 22, 2010
- Requesting two-year extension until July 22, 2012
 - Will return to BZA with site and building plans before expiration date

Public Hearing closed

Department Report:

Christine Barton-Holmes

- Essentially extension of previously approved plan

Department recommended positive consideration

Discussion:

- Will seek building permits and begin construction before expiration date

Action: Mr. Hawkins APPROVED Docket No. 10060010 V, extension of Special Use Approval.

2d. Technicolor – Signage

The applicant seeks the following development standards variance approvals:

Docket No. 10050013V Ch. 3 Definitions - Identification Sign 25% logo rule: “A logo, if desired, representing the building, business or institution on a sign in a unified center is limited to twenty five percent (25%) of the Sign Area.

The site is located at 101 W. 103rd St. It is zoned B-1 within the US 31 Overlay Zone.

Filed by Jon Dobosiewicz of Nelson & Frankenberger on behalf of Technicolor.

Present for Petitioner:

Jon Dobosiewicz and Jim Shinaver, Nelson & Frankenberger

Doug Delor, Director of Global Marketing, Technicolor

Doug Staley, Jr., Staley Signs

- Replacement of several existing signs
- Site located north of I-465 and west of Meridian Street
 - Formerly Thomson; corporate partner with Carmel
 - Global leader in various forms of media entertainment
 - Location is third largest office with over 500 employees
- Existing and proposed signs indicated
 - Majority are directional signs throughout site
 - Two ground signs;
 - Center identification sign along Meridian Street
 - Ground sign at west entrance
 - Five wall signs; three over entryways for identification
- Ask to be treated as a single-tenant building
 - Ordinance does not restrict logo size in single-business building
 - Building over 300,000 square feet with 10,153 square feet least to three other vendors
 - “Technicolor” only signage on building
 - Building identified as Technicolor Building
- “Technicolor” logo recognized nationally as 2010 Best New Logo; designed by Doug Delor, Carmel resident

Public Hearing closed

Department Report:

Christine Barton-Holmes

- Technicolor occupies majority of building
- No concerns with size of logo in relation to remainder of sign

Department recommended positive consideration

Discussion:

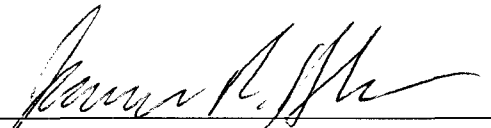
- Blanket variance regardless of space occupied
- Sign package would need to change to identify multiple tenants
- Technicolor would control lease and identify whole building
- Any future large tenant would need to seek variance
- Variance limited to Technicolor

Action: Mr. Hawkins APPROVED Docket No. 10050013 V, Technicolor – signage/25% logo rule subject to Condition that approval be limited to applicant only (Technicolor).

Adjournment

The Hearing Officer adjourned the meeting at 5:48 PM.

Approved this 26th day of July 2010.


Hearing Officer – James Hawkins


Secretary – Connie Tingley